

**MINUTES OF THE PLANNING AND ZONING COMMISSION REGULAR MEETING  
HELD APRIL 18, 2007, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649 FM 1431,  
JONESTOWN, TEXAS**

**A. ITEMS OPENING MEETING:**

**1. CALL TO ORDER**

**CHAIRMAN MOORE**

Chairman Moore called the meeting to order at 7:30 p.m.

**2. ROLL CALL**

**SECRETARY**

The following members were present: Larry Oaks, Alan Yost and Robert Moore. Tricia Anglea and David Nelsen were absent. David Nelsen entered the meeting after roll call. A quorum was present.

**3. APPROVAL OF MINUTES**

Regular Meeting, February 21, 2007

Commissioner Yost asked for a correction on the date from February 22<sup>nd</sup> to February 21<sup>st</sup>. He then made a motion to approve the minutes with the correction. Commissioner Oakes seconded the motion, which carried unanimously.

Special Called Meeting, March 7, 2007

Commissioner Yost asked for a change in date of approval to April 18<sup>th</sup> instead of March 21<sup>st</sup>, and then made a motion to approve the minutes with the correction. Commissioner Oakes seconded the motion, which carried unanimously.

Regular Meeting, March 21, 2007

Commissioner Yost made a motion to approve the March 21<sup>st</sup> minutes. Chairman Moore seconded the motion, which carried unanimously.

**C. GENERAL BUSINESS AND ACTION ITEMS:**

1. Discussion and possible action on recommendation to City Council of a request by Jennifer Rivera and Paul Cothran of a revised plat of Lots 2 and 3, Block A, of Rocky Point subdivision.

The applicants were present to discuss the request with the Commission. Issues of the late submittal and insufficient information were discussed. The discussion included the City Attorney, Paige Saenz and City Engineer, Sam Kiger.

Commissioner Nelsen made a motion to recommend to City Council approval of a request by Jennifer Rivera and Paul Cothran of a revised plat of Lots 2 and 3, Block A, of Rocky Point subdivision. Commissioner Oakes seconded the motion, which carried unanimously.

2. a. Public Hearing of a request by OMNI Joint Venture for approval of a Site Development Plan for a Lots 12 – 18, Lake Travis Subdivision No. 8, for the purpose of building one multi-story, multi-unit building.

John Vanderslice was present to discuss the request. JimAnn Broughton asked for clarification as to the number of buildings in this project. She was told that there were three.

Jim Swazey asked what was approved by LCRA. He expressed his opinion that one eight-story building should not be allowed, and that the developers are now submitting one building at a time but they are going to do all they first proposed.

Jim Conatser asked about the number of units and the number of buildings. Mr. Vanderslice told him that there are 3 buildings with a total of 63 units in each building, with 21 units in each building.

Chairman Moore closed the public hearing.

b. Discussion and possible action on recommendation to City Council of the above request.

Chairman Moore asked Mr. Vanderslice if he has the letter from our attorney, and then made a statement about the content of the letter which recommends disapproval. There was discussion which included the Commission and the developer and the City Attorney, Paige Saenz.

Commissioner Nelsen made a motion to recommend denial of a request by OMNI Joint Venture for approval of a Site Development Plan for a Lots 12 – 18, Lake Travis Subdivision No. 8, for the purpose of building one multi-story, multi-unit building. Commissioner Yost seconded the motion, which carried unanimously.

3. a. Public Hearing of a request by Herman Goebel, owner and Sergio Lazano Sanchez, engineer, for approval of a Concept Plan and Preliminary Plat for 68 lots out of 160.9457 acres, to be called The Estates Above Long Hollow, located at the end of Breezeway, in the City of Jonestown's Extraterritorial Jurisdiction. The following variances are being requested:
  1. 92.042(c),(14).- Curbs must be installed on both sides of al interior streets.
  2. 92.042(a),(2).- In general, Cul de sacs shall not exceed 600 feet in length.
  3. 92.045(a),(2). Residential Blocks shall not exceed 1,300 feet.
  4. 92.045(b),(1).- Minimum Lot width must be 150 feet.
  5. 92.045(b), (1) Minimum Lot dept must be 150 feet.
  6. 92.045(b),(6).- all lots shall be rectangular.
  7. 92.045(b),(7). No lot shall have a corner intersection less than 45 degrees.
  8. 92.045(b),(8).- The ratio of average depth to average width for lots must no exceed two and a half to one (2.5:1) nor be less than one and a half to one (1.5:1) unless the lot is at least one and a half (1.50 times the required lot size.

Chairman Moore said that this was submitted yesterday and the Commission has not had a chance to look at the submittal. Sergio Lazano Sanchez, the engineer for the project, said that two more variances were requested that were not published. Commissioner Oaks asked about the submission and why it was not sent out to the Commission. Mr. Stevenson answered that that he only received the submission today, and that he was advised to bring the project forward, although it was not according to normal procedure.

Robert Ruggiero asked about the timing of mail outs and if there would be anything for him to look at before the meeting. Dave Malencheck also asked about the legal requirements,

and whether he can depend on being able to see the documents when the notices say they are available. Sometimes the documents are not available until packet day.

Chairman Moore closed the public hearing.

b. Discussion and possible action on recommendation to City Council of the above request.

Commissioner Yost made a motion to table the request by Herman Goebel, owner and Sergio Lazano Sanchez, engineer, for approval of a Concept Plan and Preliminary Plat for 68 lots out of 160.9457 acres, to be called The Estates Above Long Hollow, located at the end of Breezeway, in the City of Jonestown's Extraterritorial Jurisdiction with the 8 variance requests. Chairman Moore seconded the motion which carried unanimously.

4. a. Public Hearing on an amendment to Chapter 94, Jonestown Code of Ordinances, amending the definition of "height" as set forth in §94.005; amending the definition of "structure" in Section 94.005 to exclude drain fields and adding the definition of "drain field"; amending Section 94.020(b), Chart 1, requirements for lots one acre or more, and Chart 2, requirements for lots less than one acre; amending §94.020(g)(9)(c), to include GFA in brackets denoting the acronym for Gross Floor Area; and amending §94.036(f)(4)(c)(iii), governing changes in variation for structures within the FM-1 District, and amending Section 94.076, providing for the zoning amendment process.

Chairman Moore asked for comments from the public, and there being none, he closed the public hearing.

b. Discussion and possible action on recommendation to City Council of the above proposed amendment.

Discussion included Alderman Aaron and city staff (city attorney, city engineer and building official). Height of commercial and residential buildings on lots less than one acre was the main discussion issue.

Commissioner Yost made a motion to recommend approval of an amendment to Chapter 94, Jonestown Code of Ordinances, amending the definition of "height" as set forth in §94.005; amending the definition of "structure" in Section 94.005 to exclude drain fields and adding the definition of "drain field"; amending Section 94.020(b), Chart 1, requirements for lots one acre or more, and Chart 2, requirements for lots less than one acre; amending §94.020(g)(9)(c), to include GFA in brackets denoting the acronym for Gross Floor Area; and amending §94.036(f)(4)(c)(iii), governing changes in variation for structures within the FM-1 District, and amending Section 94.076, providing for the zoning amendment process, with the following conditions: on Chart #1, change height limit in O, B-1 and B-2 from 48 feet to 40 feet, and in R-1 and R-2 change the height limit back from 35 feet to 28 feet; and on Chart #2, change the height limit in O, B-1 and B-2 from 48' to 35'. Commissioner Nelsen seconded the motion, which carried unanimously.

5. Discussion and possible action to report to City Council on the future land use map and transportation plan.

Chairman Moore reminded everyone that when this was brought to the last meeting, there wasn't a quorum. The Commissioners discussed their most recent version of the map and what the next step will be. Commissioner Oaks made a motion that the updated version of the map should be available for the next meeting and a public hearing should be held and then the recommendation forwarded on to the City Council. Chairman Moore seconded the motion which carried unanimously.

#### **D. ADJOURNMENT**

Commissioner Oaks made a motion to adjourn, seconded by Commissioner Nelsen. The motion carried unanimously and Chairman Moore adjourned the meeting at 9:31 p.m.

**PASSED AND APPROVED AT A MEETING ON MAY 16<sup>th</sup>, 2007.**

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**Robert Moore, Chairman  
Planning and Zoning Commission**

**ATTEST:**

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**Linda Hambrick, City Secretary**